



BLACKBURN CREEK CDD

STORMWATER SYSTEM INSPECTION PHASE 2

Prepared for:
Blackburn Creek CDD

Prepared by:
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436 4th Ave. S., Unit 4
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1.0 - SUMMARY:

The Blackburn Creek CDD requested that BDI inspect the stormwater conveyance system in Phase 2 in the Grand Palms Community in preparation for stormwater conveyance system maintenance work for 2026. This includes inlets, pipes, outlets, control structures and swales to determine if the system is operating at full capacity, identify problems or issues (if any), and provide recommendations as needed to restore the functionality of the drainage system.

2.0 – EXISTING SITE CONDITIONS:

In January 2026 BDI completed a visual inspections of the Phase 2 drainage system as well as conducted a review of SWFWMD ERP permits and permitted plan sets. While our site inspection did not include a full inspections of the entire length of the storm sewer pipes, we were able to inspect inlets, manholes and end sections to determine if there was any accumulation of sand, silt or debris or anything else that may cause blockage within the system.

The findings from the inspection are presented below:

1. Stormwater curb inlets and grated ditch bottom inlets were found to be in good condition. Man hole covers were pulled to complete a visual inspection inside each structure. Most were observed with little to no signs of sediment or debris. There were a few that have impacts from observed debris, sediment or vegetation. Those structures are identified via attached pictures.
2. Stormwater pipe end section were found to be in good condition. The MES/FES structures operate in a free flow condition and no significant signs of sediment, debris or vegetation were observed.
3. Control structures were found to be in good condition.
4. Treatment and conveyance swales and channels were found to be in good condition.

In general, the stormwater conveyance system within Phase 2 of Blackburn Creek CDD is in good condtion. We have identified some minor maintenance activities in the following section which will enhance the ability of the system to convey stormwater through community more efficiently.

3.0 – RECOMMENDATIONS:

Based on our findings, BDI recommends the following maintenance activities be performed with in the next year:

1. Recommend continued ongoing maintenance of vegetation and removal of debris and sediment from control structures, grated swale inlet(s) or ditch bottom inlets, drainage swales and channels.
2. Reecommend ongoing annual inspections of the drainage conveyance system in order to identify and mitigate issues at the earliest possible stage.
3. We also recommend that the CDD have regular and ongoing communication with the residents, contractors and vendors regarding the importance of preventing vegetation, debris and sediment from entering into the stormwater system. Implementing the following activities will help maintain the drainage system’s ability to convey, attenuate and treat the stormwater within the community.
 - a. Eliminate power leaf blowing vegetation and debris into the street and drainage inlets.

- b. Eliminate the application of excess mulch that is prone to movement during storm events.
- c. Incorporate appropriate erosion control measures such as silt fence and inlet protection at active construction sites.

APPENDIX A

Picture Document for Maintenance Work

12484 Davie Ct, Venice, FL 34293, USA

● 27.074565, -82.329287 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 10:48:40

12484 Davie Ct, Venice, FL 34293, USA

● 27.074559, -82.329288 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 10:48:50

12484 Davie Ct, Venice, FL 34293, USA

● 27.074539, -82.328756 ±23ft



12484 Davie Ct, Venice, FL 34293, USA

● 27.074503, -82.32877 ±9ft



12300 Destin Loop, Venice, FL 34293, USA

● 27.074302, -82.332876 ±9ft

Structure



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:04:41

12300 Destin Loop, Venice, FL 34293, USA

● 27.074303, -82.332877 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:04:45

12300 Destin Loop, Venice, FL 34293, USA

● 27.074305, -82.332879 ±9ft

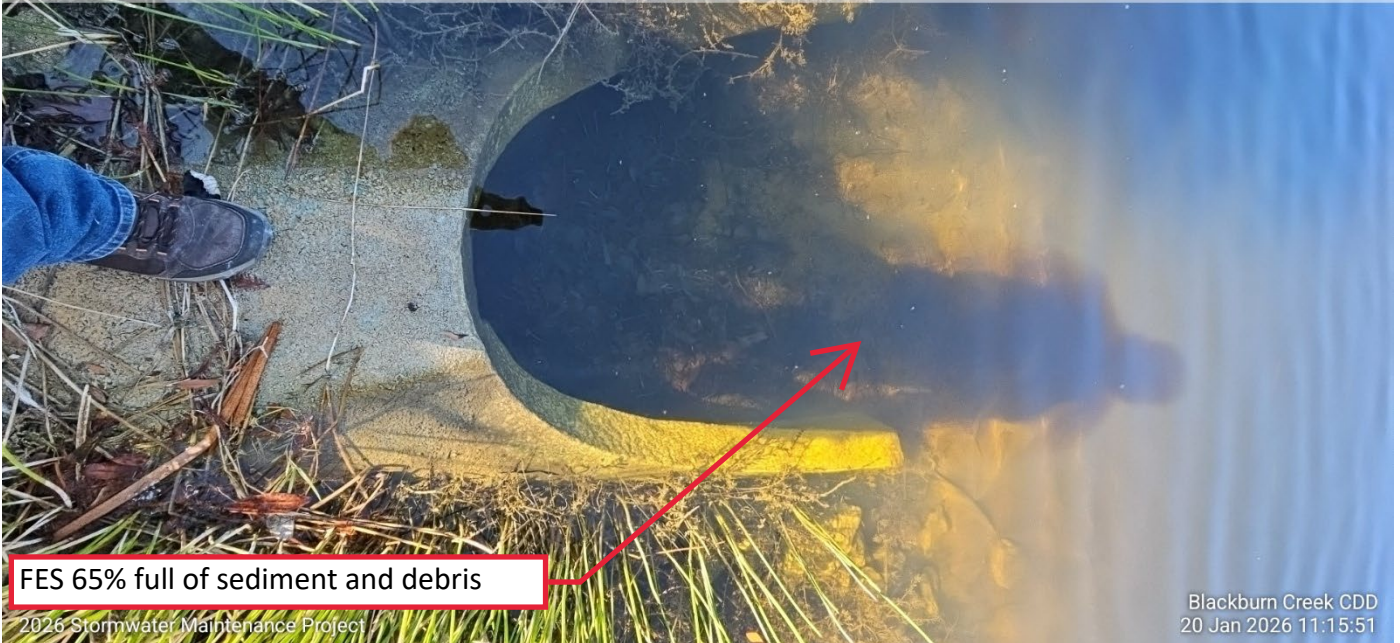


2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:04:48

12368 Destin Loop, Venice, FL 34293, USA

● 27.077627, -82.335736 ±13ft



FES 65% full of sediment and debris

2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:15:51

12650 Estero Dr, Venice, FL 34293, USA

● 27.078157, -82.336828 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:25:17

12608 Sagewood Dr, Venice, FL 34292, USA

● 27.078086, -82.337397 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:27:50

12608 Sagewood Dr, Venice, FL 34292, USA

● 27.078321, -82.337506 ±9ft



Cut back vegetation overgrowth on spillway

2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:28:20

12608 Sagewood Dr, Venice, FL 34292, USA

● 27.07836, -82.337477 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:28:28

1575 Center Rd, Venice, FL 34292, USA

● 27.078435, -82.337571 ±9ft



12616 Sagewood Dr, Venice, FL 34293, USA

● 27.07749, -82.33698 ±9ft



12342 Destin Loop, Venice, FL 34292, USA

● 27.075666, -82.334117 ±13ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 11:47:49

12646 Harney St, Venice, FL 34293, USA

● 27.072882, -82.333495 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 12:54:36

12646 Harney St, Venice, FL 34293, USA

● 27.072875, -82.33352 ±19ft



12646 Harney St, Venice, FL 34293, USA

● 27.0725, -82.333177 ±19ft



21246 Chattahoochee Ave, Venice, FL 34293, USA

● 27.070074, -82.330799 ±131ft



13240 Harney St, Venice, FL 34293, USA

● 27.073495, -82.330673 ±13ft



21281 Wacissa Dr, Venice, FL 34293, USA

• 27.068453, -82.330513 ±13ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:05:45

21281 Wacissa Dr, Venice, FL 34293, USA

• 27.068461, -82.330595 ±19ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:05:54

21281 Wacissa Dr, Venice, FL 34293, USA

• 27.068461, -82.330595 ±19ft



Remove tree out of swale

2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:05:57

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12781 Palatka Dr, Venice, FL 34293, USA

● 27.066301, -82.32537 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:16:06

12713 Palatka Dr, Venice, FL 34293, USA

● 27.066214, -82.322662 ±88ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:21:06

12634 Palatka Dr, Venice, FL 34293, USA

● 27.065335, -82.321345 ±19ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:26:09

12634 Palatka Dr, Venice, FL 34293, USA

● 27.065351, -82.321351 ±19ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:26:30

12597 Palatka Dr, Venice, FL 34293, USA

● 27.06453, -82.323028 ±26ft



12597 Palatka Dr, Venice, FL 34293, USA

● 27.064459, -82.32301 ±26ft



12484 Palatka Dr, Venice, FL 34293, USA

● 27.064869, -82.326323 ±23ft



12501 Palatka Dr, Venice, FL 34293, USA

● 27.06449, -82.326346 ±39ft



12497 Palatka Dr, Venice, FL 34293, USA

• 27.064399, -82.326432 ±26ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 14:49:18

12717 Palatka Dr, Venice, FL 34293, USA

• 27.066214, -82.322815 ±13ft

Replace sanitary lid
with storm lid



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:09:35

21244 St Petersburg Dr, Venice, FL 34293, USA

● 27.069006, -82.335954 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:17:59

11517 Trailwood Dr, Venice, FL 34293, USA

● 27.073822, -82.351155 ±13ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:30:09

11513 Trailwood Dr, Venice, FL 34293, USA

● 27.073761, -82.351043 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:30:49

21021 Frostproof Wy, Venice, FL 34292, USA

● 27.07507, -82.351112 ±9ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:34:28

11524 Trailwood Dr, Venice, FL 34293, USA

● 27.074499, -82.350146 ±75ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:38:28

11541 Trailwood Dr, Venice, FL 34293, USA

● 27.074575, -82.350192 ±19ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:39:06

21297 Holmes Cir, Venice, FL 34293, USA

● 27.071929, -82.327464 ±78ft



2026 Stormwater Maintenance Project

Blackburn Creek CDD
20 Jan 2026 15:56:24